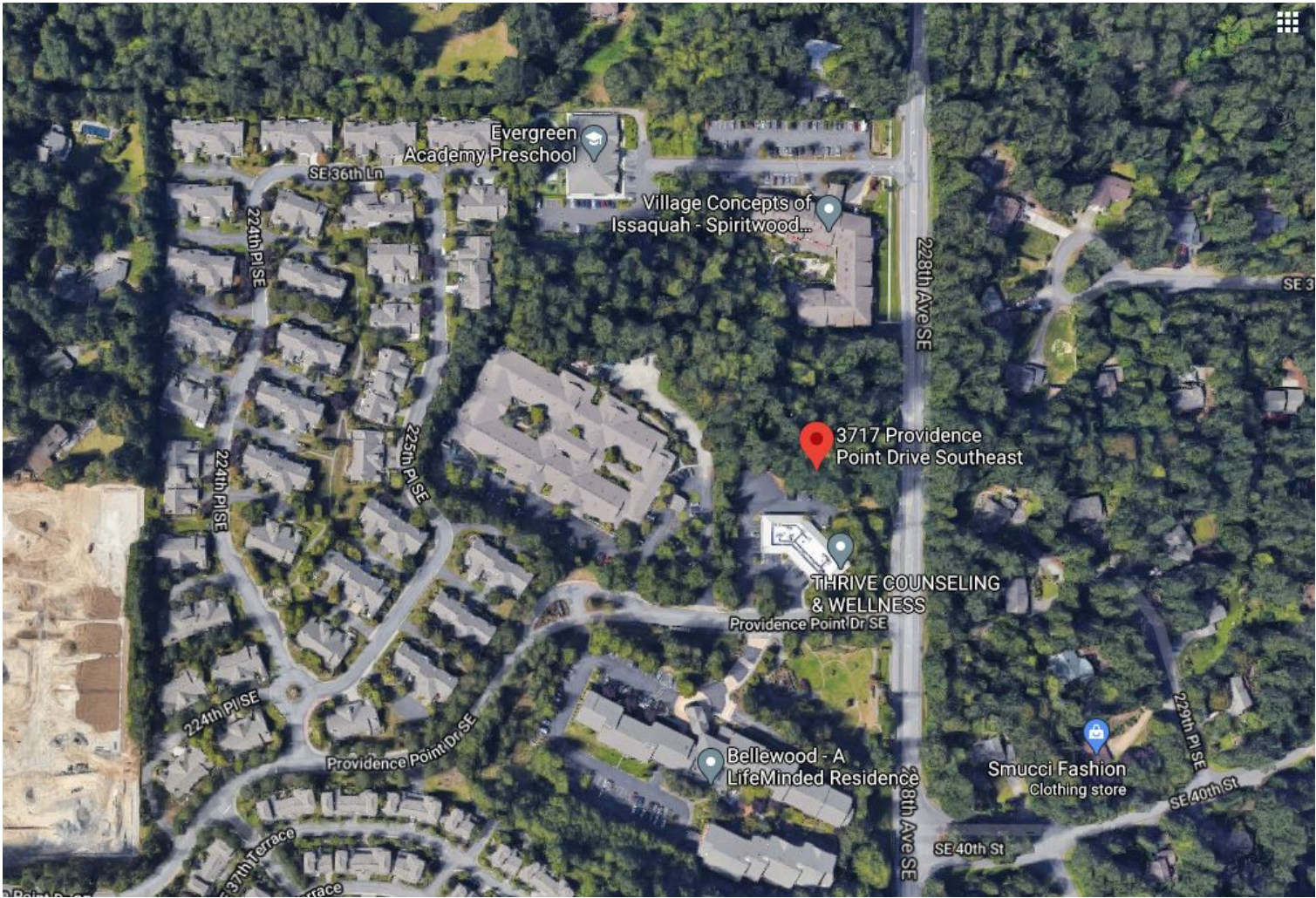
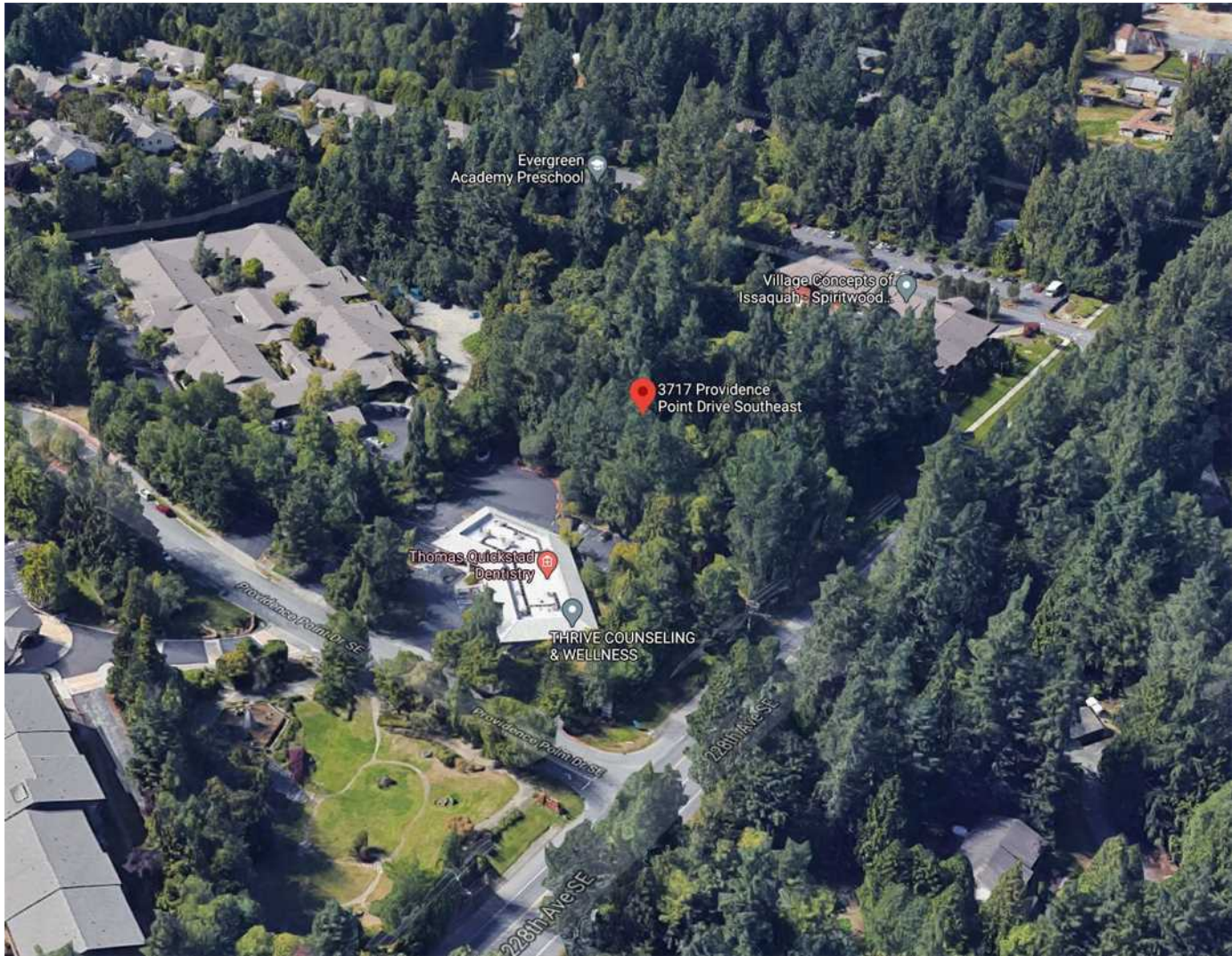


aerial wide



aerial close



aerial looking NW



aerial looking SE



street view of existing office building



street view entry drive to apartments to the north



street view of entry drive to property to the west



street view apartments to the south

Sammamish Woods

3717 Providence Point Drive – Issaquah Washington

Parcel Number - 092406-9243

Zoning – PO - Professional Office

Adjacent Property Zones

North	PO
South	SF SL (single family small lot)
East	R-1
West	MF-H (29 DU per acre)

Existing building on site – 8,100 sf medical office single story

Site area – 130,000 square feet

Coverage and setbacks.

Impervious area 65%

Setbacks

Front Yard	30 feet
Back Yard	25 feet
Side Yard	20 feet

Note: per the previous Pre App, the city indicated that they would consider to reduce the front yard setback to 20 feet (Administrative Adjustment of Standards) must meet the approval criteria pr IMC 18.07.330.

Building Height – base	40 feet
Allowable increases to	50 feet
	58 feet
	65 feet.

Each increase required additional project improvements per below
Height measured from either existing average grade or new average grade, whichever is lower.

Height is measured to:

- Mid-point of sloped roofs.
- Top of shed roofs.
- Top of coping on flat roofs.

- Density – Units per acre = limited to the impervious, setbacks and height restrictions.
- An existing tree plan will be required for permitting.
- Type 2 landscaping required at frontage and perimeter
- Type 1 landscaping required adjacent to change of zones. No additional setbacks required.
- Buffering to adjacent different zones done by increase landscape requirements, no additional setbacks required.

Parking

1/300 required for general office

1/200 required for medical office

1 stall per Studio apartment

2 stalls per anything other than Studio apartments.

Stall size -per code

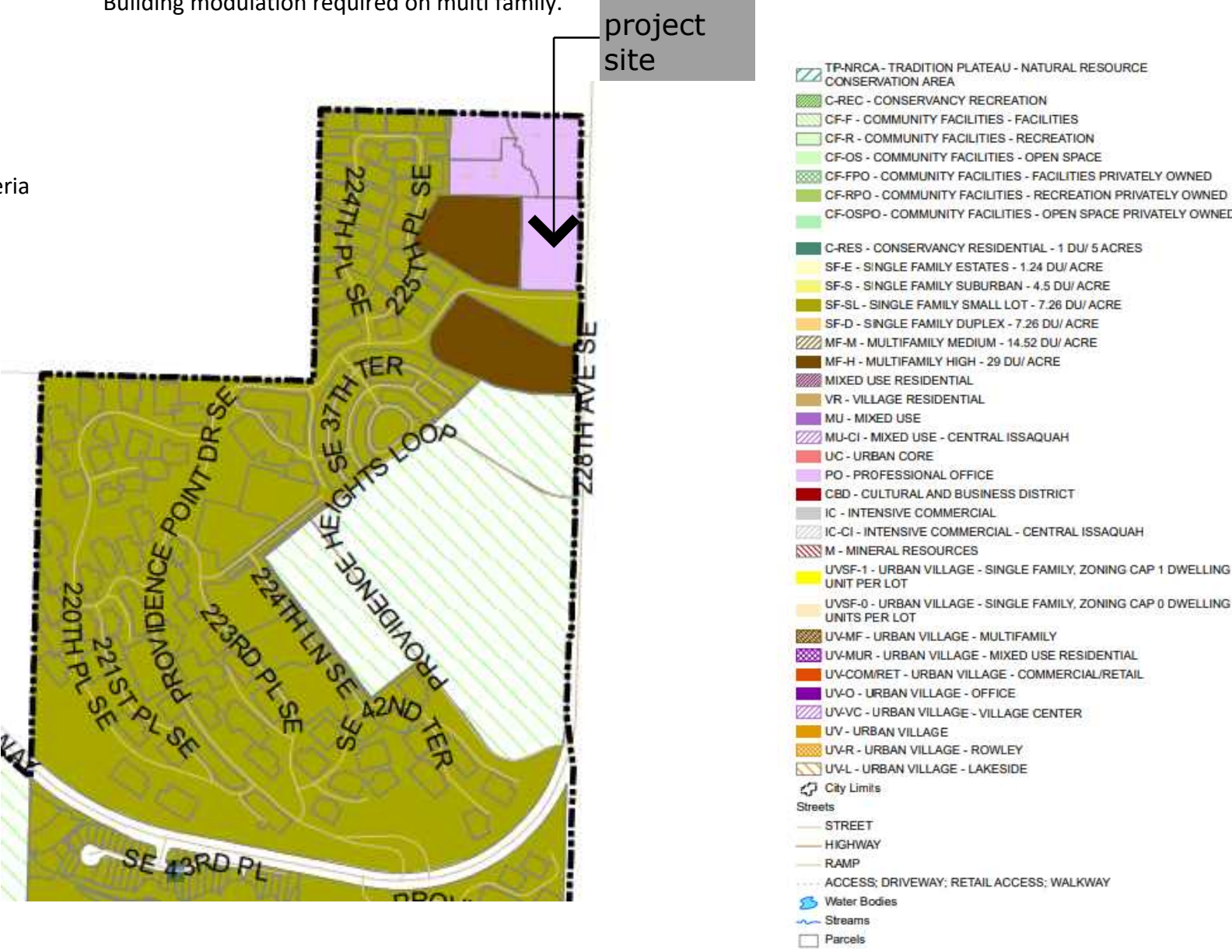
Standard	9x20
Compact	9x15
lles	24 feet

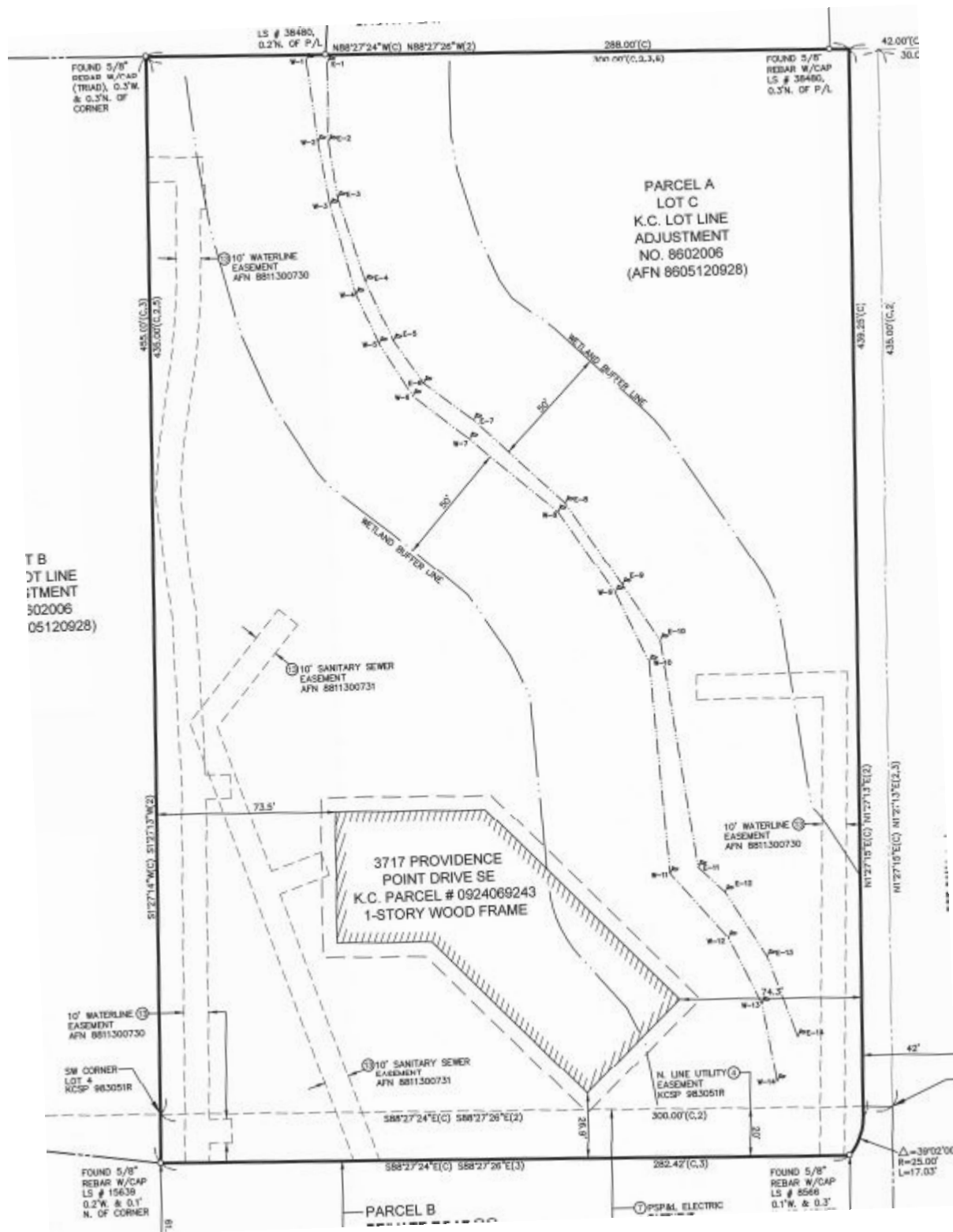
Stall size per Pre-app meeting

Standard	8x20
Compact	8x15

Waste containers need to be in the garage. Show designated pick locations.

Building modulation required on multi family.

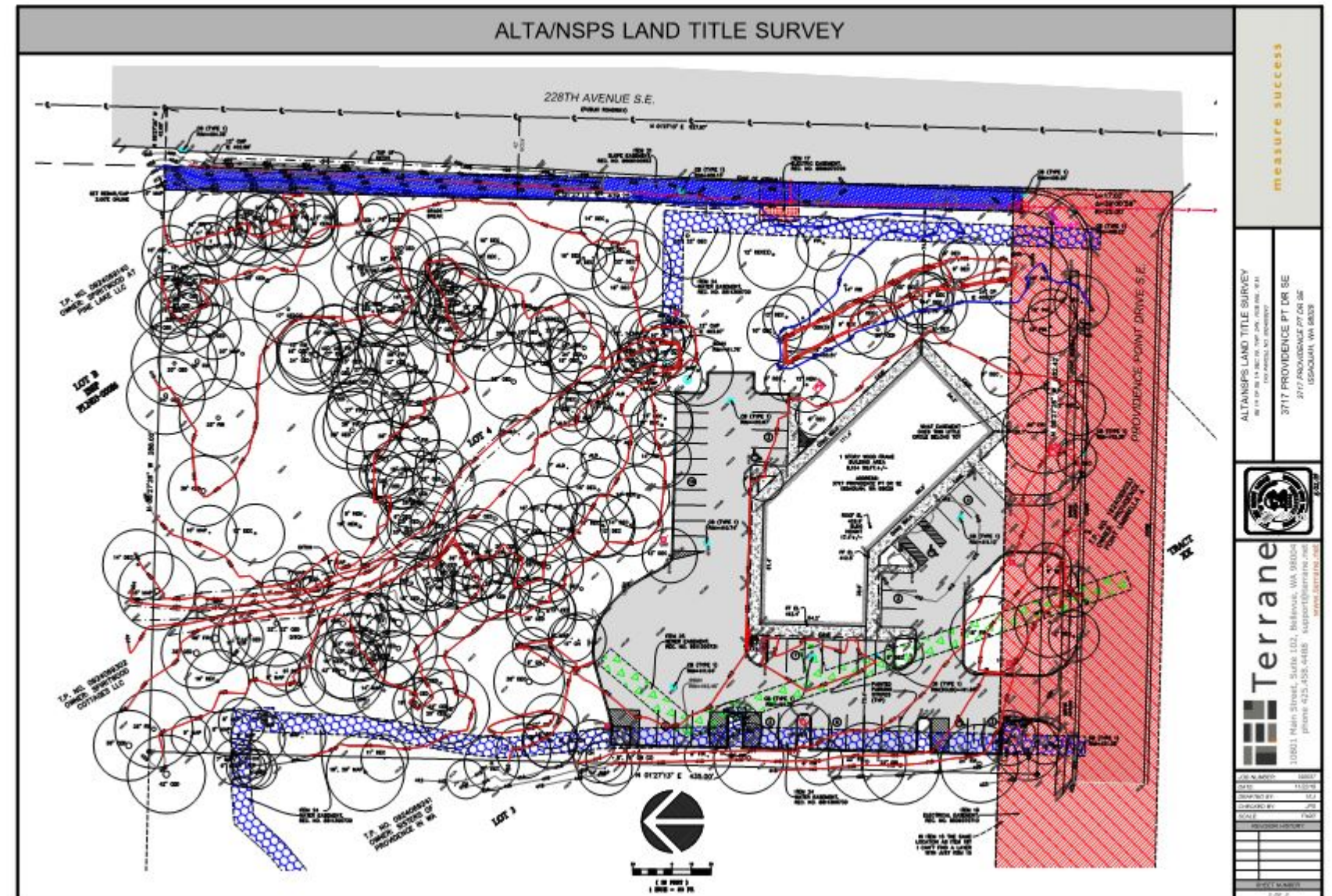


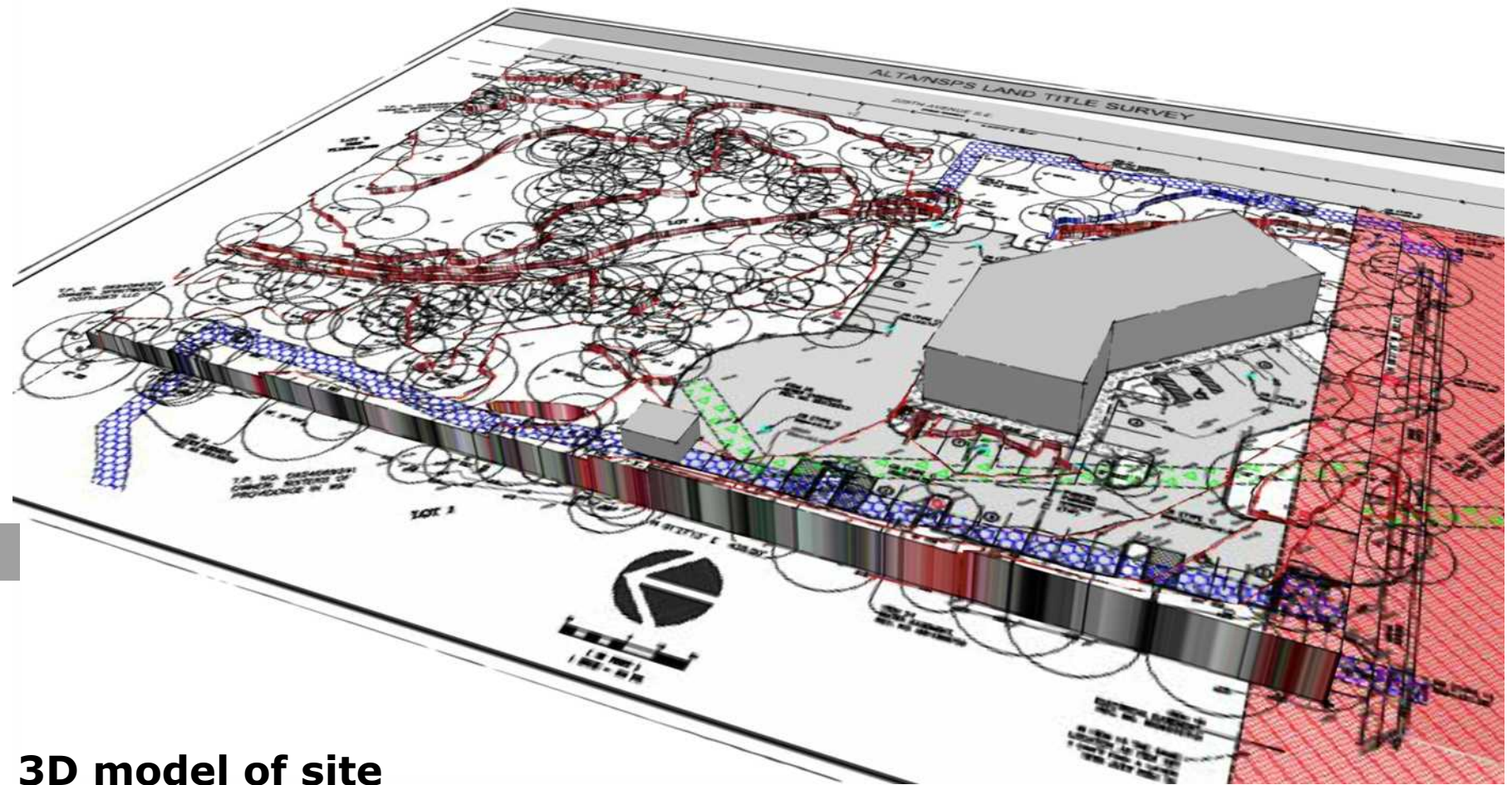
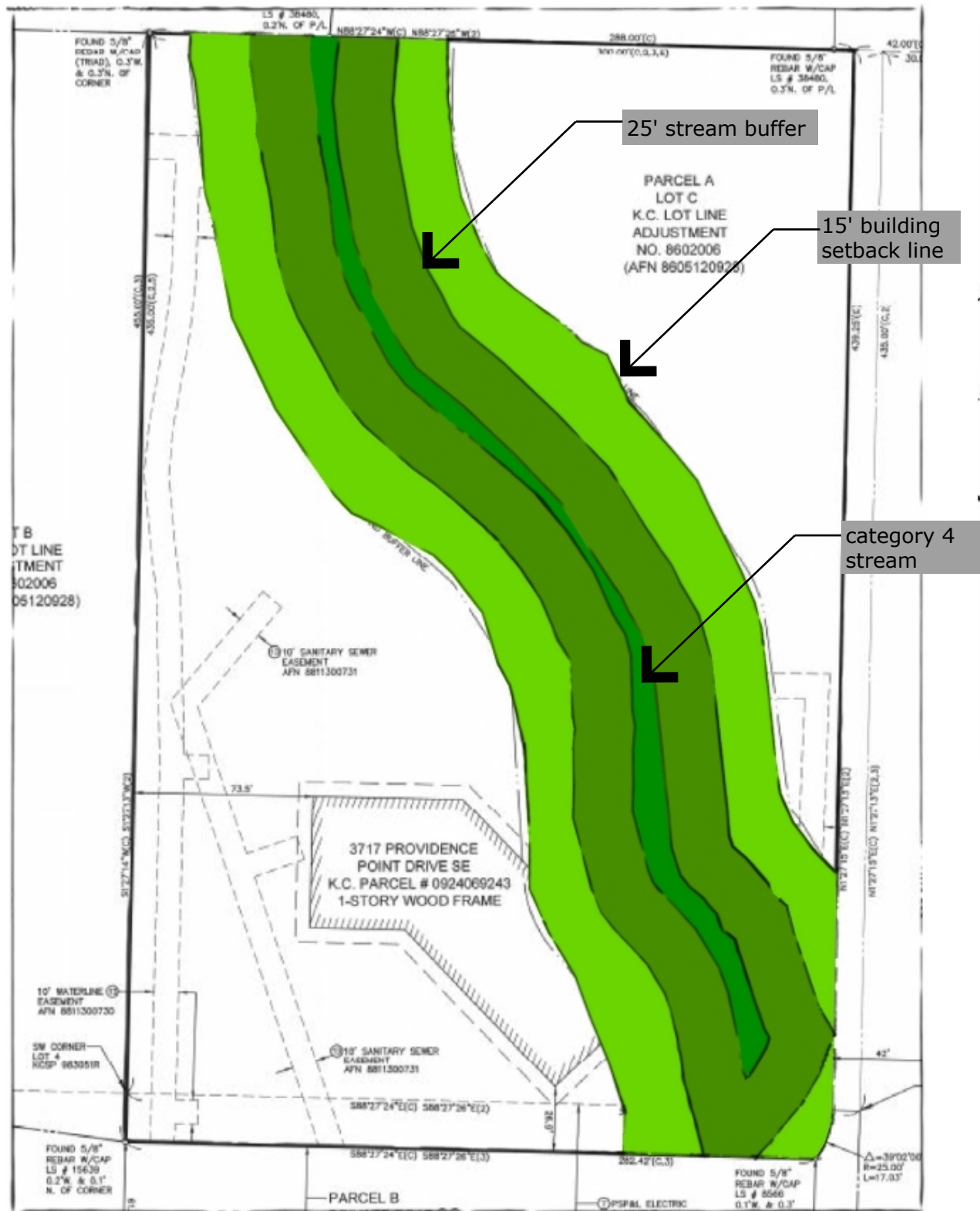


wetland survey



tree and topo survey

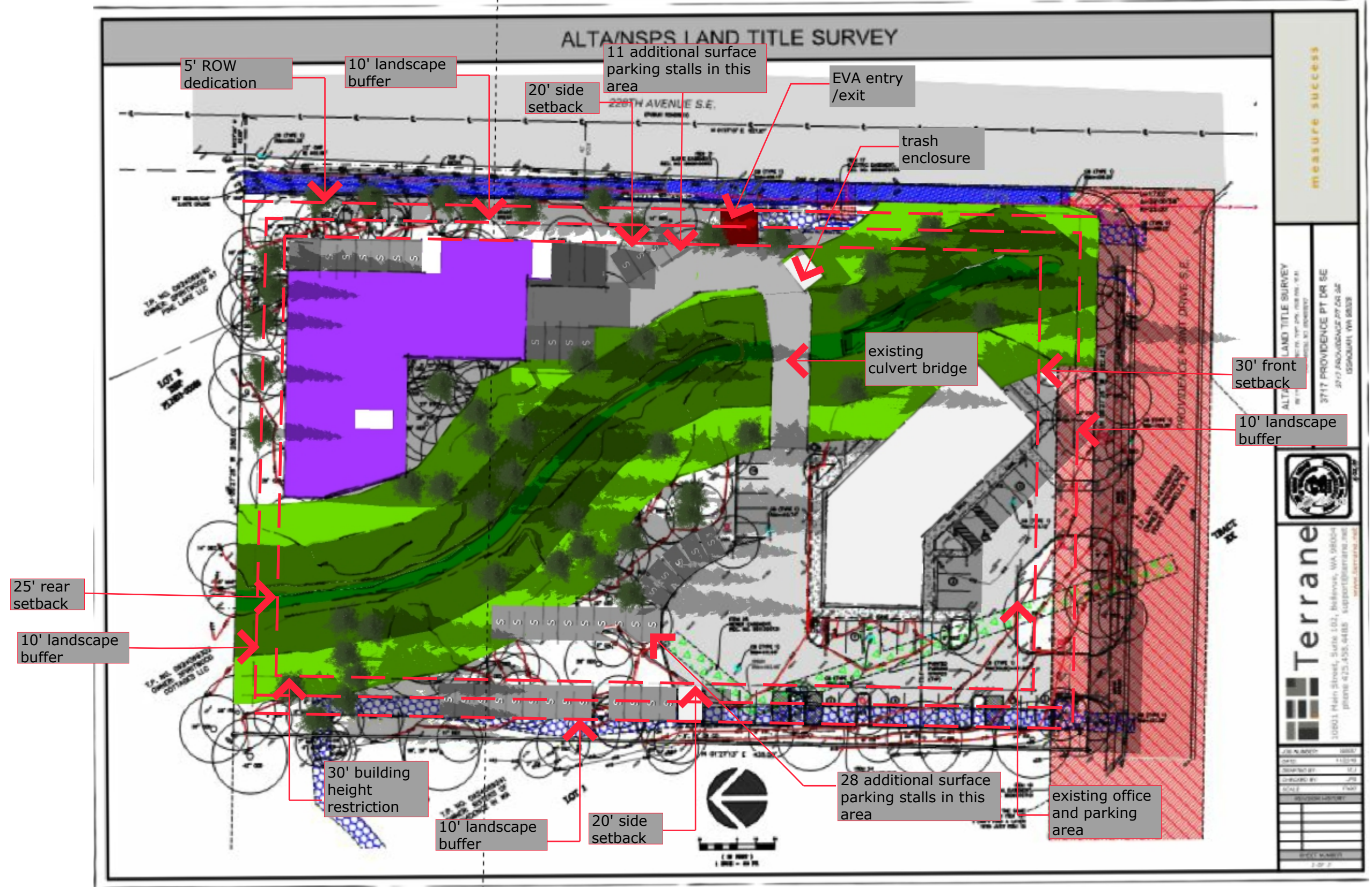




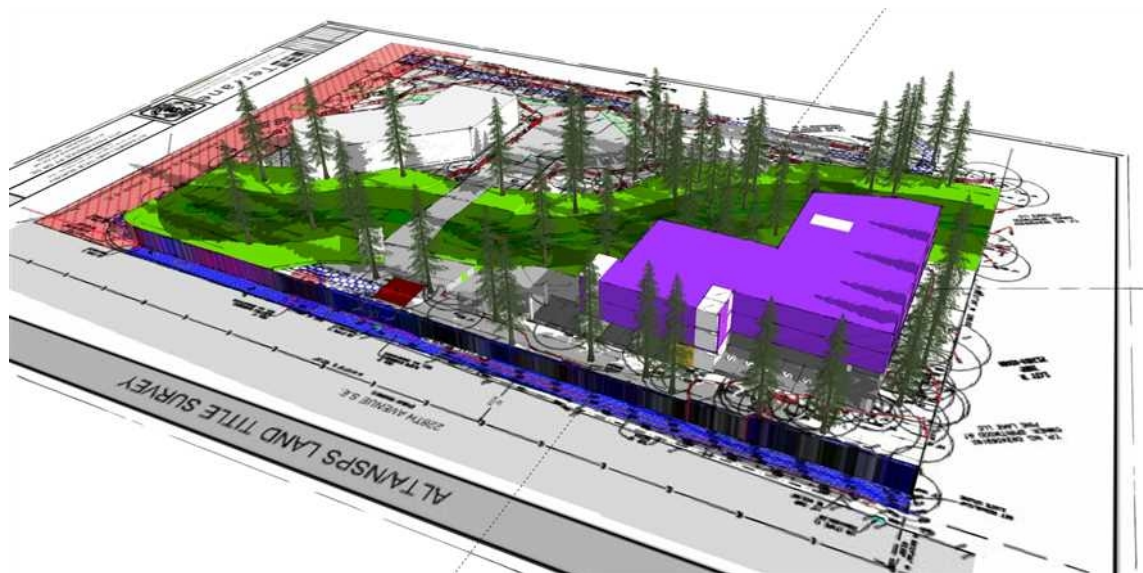
3D model of site



wetland survey with buffers

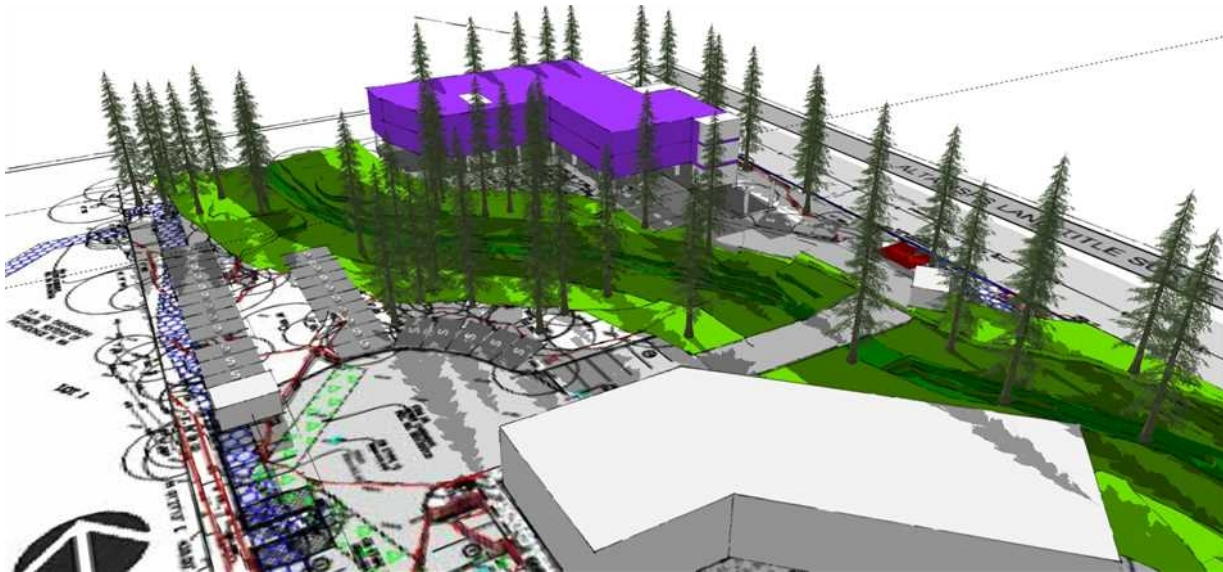


OPTION C- office plan



**OPTION C- office plan view
looking SW**

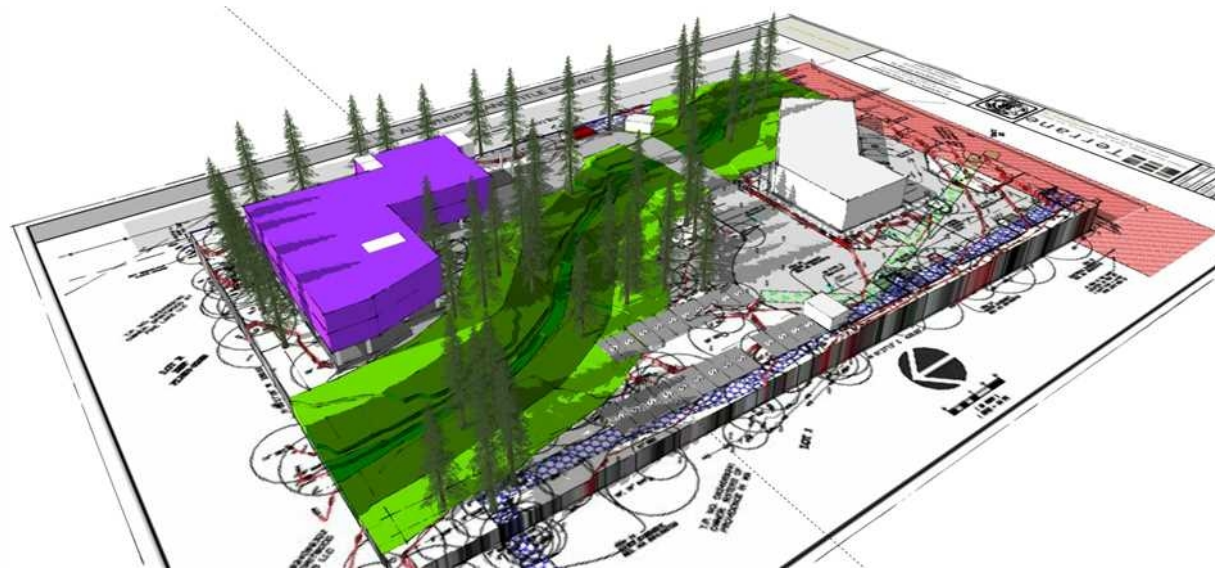
23,162 sf office
3 story 33' tall



**OPTION C- office plan view
looking N**

23,162 sf office
3 story 33' tall

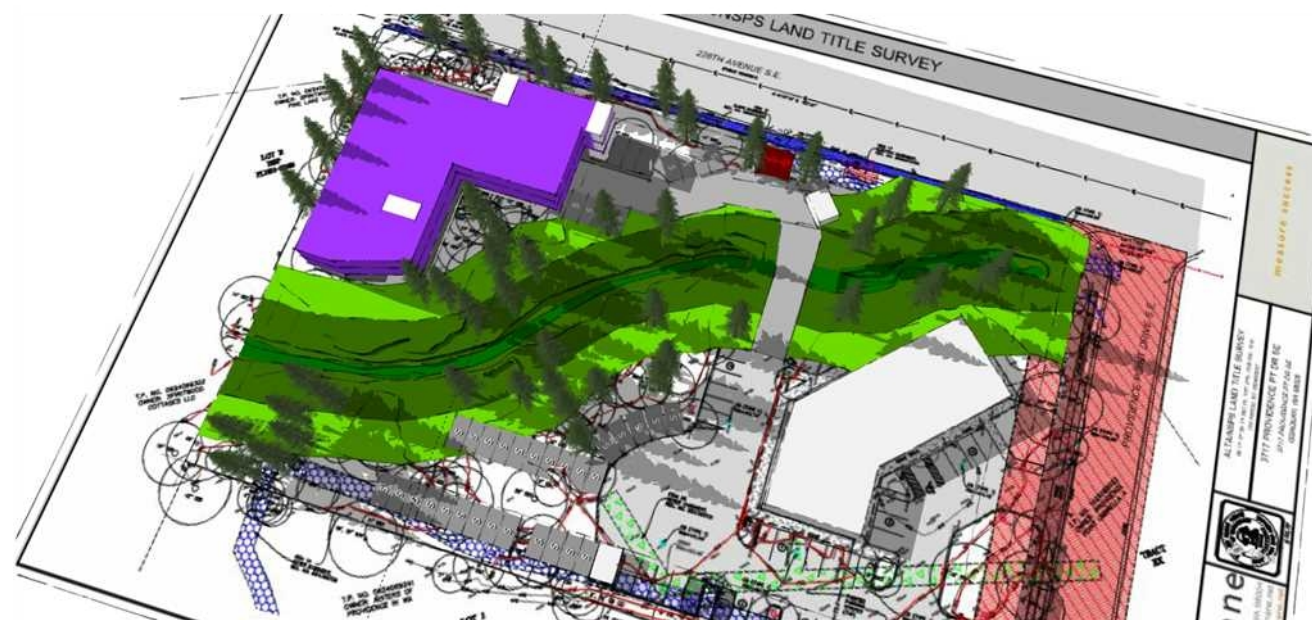
9



**OPTION C- office plan view
looking E**

23,162 sf office
3 story 33' tall

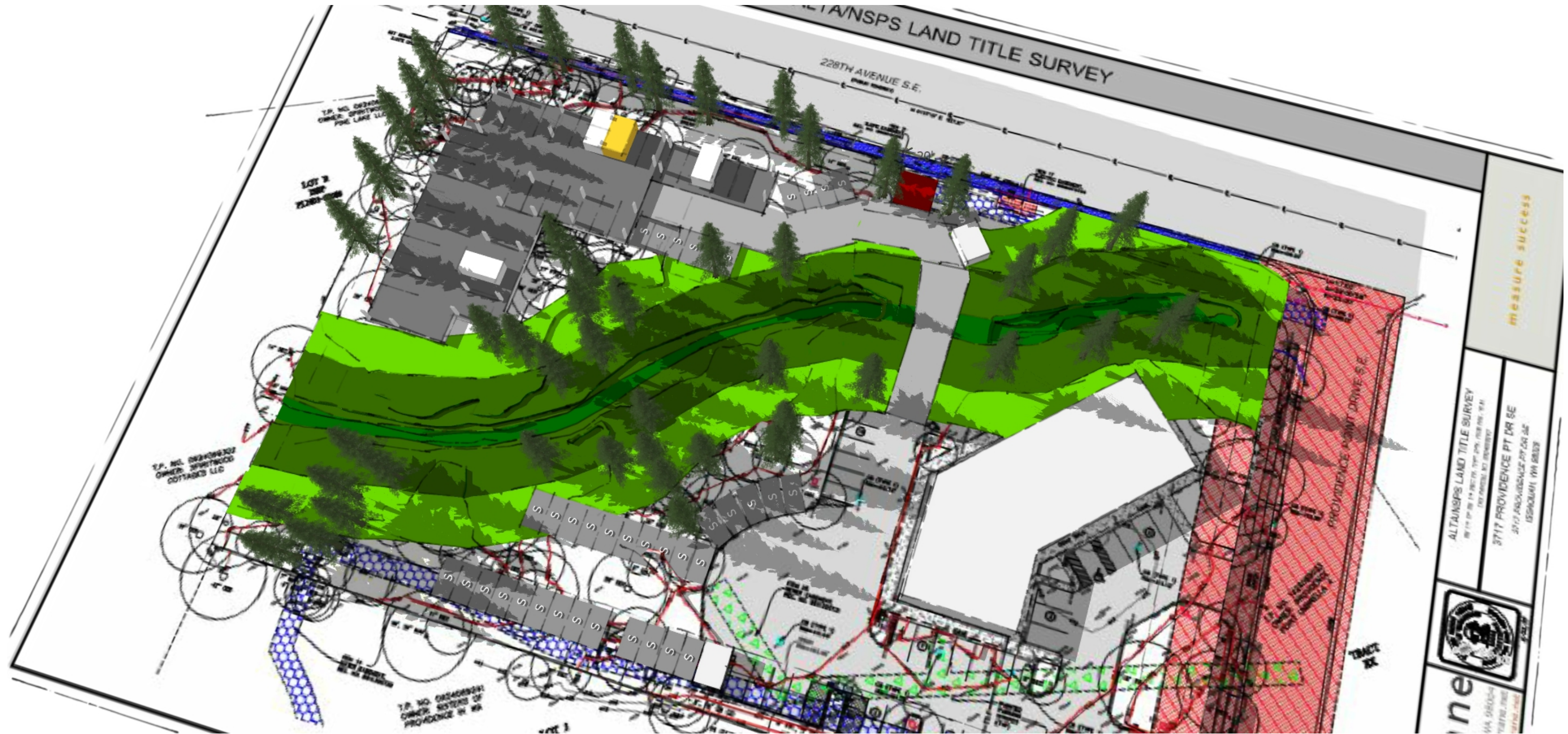
10



OPTION C- office plan view

23,162 sf office
3 story 33' tall

11



**OPTION B and C- structured parking
view without roof**

12

OPTION C- office matrix

		V1-office	SAMMAMISH WOODS	
		Surface	parking	42
11,581	gsf	L1	parking	32
11,581	gsf	L1	office	
11,581	gsf	L2	office	
34,743	gsf			
Parking Calculation				
Parking Required:			AHJ	Multiplier
			office	1/300 77
			medical office	1/200
			Sub Total:	
			EV modification 5% reduction	73.35
			Total Office Required Parking:	73
			Total Parking Provided:	74
			Parking Surplus:	1